

IN RE: PETITION FOR VARIANCE  
SE/Corner Baltimore National  
Pike and Geipe Road  
(6323 Baltimore National Pike)  
1st Election District  
1st Councilmanic District  
Geipe Road Associates  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 93-425-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owners of the subject property, Geipe Road Associates, by John J. Germento, a General Partner, and the Contract Lessee, Exxon Company, U.S.A., by S. D. Mitchell, through their attorney Jeffrey H. Scherr, Esquire. The Petitioners request a variance from Section 413.2.F of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 11 freestanding business signs totalling 653 sq.ft. in lieu of the maximum permitted three business signs of 100 sq.ft. total, all as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petitioners was Tony J. Cortez, a Professional Engineer with STV Group, Inc., the firm which prepared the site plan for the subject property. The Petitioners were represented by Jeffrey H. Scherr, Esquire. There were no Protestants.

Testimony indicated that the subject property, known as 6323 Baltimore National Pike, consists of a gross area of .089 acres, more or less, zoned B.R.-C.C.C. and is the site of a Chevron gasoline service station. On behalf of the Petitioners, Mr. Cortez testified that Exxon and Chevron have agreed to a property swap whereby Exxon will take over 63 gasoline stations that belong to Chevron here in the northeast and Chevron will acquire several of the Exxon service stations which currently exist

in the southern portion of Florida. The Petitioners are desirous of converting the existing Chevron station on the subject property to an Exxon gasoline station and placing their own business signs on the site accordingly. By virtue of converting the subject property as proposed, the requested variances are necessary. Testimony indicated that only 120 sq.ft. more signage than that currently existing is proposed and that some of the signs have been consolidated to give a cleaner appearance to the site.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special

circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13<sup>th</sup> day of July, 1993 that the Petition for Variance requesting relief from Section 413.2.F of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 11 freestanding business signs totalling 653 sq.ft. in lieu of the maximum permitted three business signs of 100 sq.ft. each, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted shall be rescinded.

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

July 13, 1993

(410) 887-4386

Jeffrey H. Scherr, Esquire  
Kramon & Graham  
One South Street, Suite 2600  
Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE  
SE/Corner Baltimore National Pike and Geipe Road  
(6323 Baltimore National Pike)  
1st Election District - 1st Councilmanic District  
Geipe Road Associates - Petitioners  
Case No. 93-425-A

Dear Mr. Scherr:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: S. D. Mitchell  
Exxon Company, 6301 Ivy Lane, Suite 700, Greenbelt, Md. 21770

People's Counsel

File

Printed on Recycled Paper

## Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6323 Baltimore National Pike  
which is presently zoned BR-CCC

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2.F (BCZR) to permit 653 SF of business sign area in lieu of the permitted 100 SF.  
2) 413.2.F (BCZR) to permit 11 freestanding business signs in lieu of the permitted 3 for the site.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

S= ATTACHMENT A

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:

EXXON COMPANY, U.S.A. - Division of  
EXXON CORP.

Signature: S.D. Mitchell

Address: 6301 Ivy Lane, Suite 700

Greenbelt, MD 20770

Attorney for Petitioner:

Jeffrey H. Scherr

Signature: Jeffrey H. Scherr

Address: One South Street, Suite 2600

Baltimore, Maryland 21202

Who do solemnly declare and affirm, under the penalties of perjury, that they are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Signature: John J. Germento

Address: 7301 York Road

Baltimore, MD 21204

Signature: John J. Germento

Address: 6301 Ivy Lane, Suite 700

Greenbelt, MD 20770

Signature: John J. Germento

Address: 6301 Ivy Lane, Suite 700

Greenbelt, MD 20770

Signature: John J. Germento

Address: 6301 Ivy Lane, Suite 700

Greenbelt, MD 20770

Signature: John J. Germento

Address: 6301 Ivy Lane, Suite 700

Greenbelt, MD 20770

Signature: John J. Germento

Address: 6301 Ivy Lane, Suite 700

Greenbelt, MD 20770

#### ATTACHMENT A

93-425-A

There are currently four existing freestanding signs located along the site frontage of Route 40. These signs can be described as (a) an illuminated "diesel" sign; (2) a metal price sign; (3) a metal "open 24 hours" sign; and (4) the freestanding sign consisting of the Chevron ID panel and price sign. These existing signs for the Chevron Service Station will be removed and replaced with a single Exxon ID, Services and price sign. The combination of these signs into one sign will greatly improve the overall appearance of the site along Route 40. The previous Chevron metal price sign and auto "diesel" sign are not counted as part of the existing freestanding ID sign because "Chevron" is not a part of either sign. In an effort to improve the original appearance of the site, Exxon would like to combine these signs with their "Exxon" identification sign. The area for the pricing information and services would, therefore, be incorporated into the overall area calculation causing an apparent increase. However, the ID portion of the sign is actually decreased. The existing Chevron ID panel has an area of 240 SF (two sides). The proposed Exxon ID panel is 128.40 SF (two sides). The identification portion of the sign is being reduced; the increase in the total square footage is due to the combination of the ID sign with the price and service signs. The seven of eleven freestanding signs are all existing signs and their appearance will be modified from the "Chevron" format to "Exxon" standards. Two existing canopy fascia will be removed and four pump island spreaders will be added under the canopy to the site.

The requirement to calculate the pricing and service signs as part of the freestanding sign calculations would provide undo hardship for Exxon when they are actually attempting to improve the overall site appearance. As can be seen in the signage calculations, Exxon has reduced the total amount of signage on the site. We, therefore, request the Zoning Commissioner to approve the variances listed above.



STV Group

engineers/architects/planners/scientists/construction managers

STV Group, Inc. (a subsidiary of)  
STV Associates, Inc. (a subsidiary of)  
STV Engineering, Inc. (a subsidiary of)  
STV Construction, Inc. (a subsidiary of)

93-425-A

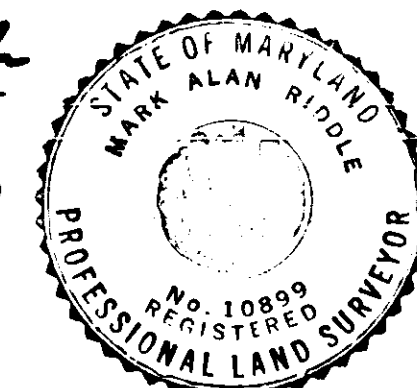
ZONING DESCRIPTION  
EXXON COMPANY, U.S.A.  
SOUTHEAST CORNER OR BALTIMORE NATIONAL PIKE  
AND GEIPE ROAD  
1ST ELECTION DISTRICT, 1ST COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND.

BEGINNING at a point along the southwesterly side of Baltimore National Pike, U.S. Route No. 40 (150 feet wide), said point being distant South 74°19'54" East 51.1 feet from the center of Geipe Road, thence running along said southwesterly side of Baltimore National Pike, by a curve to the left having:

1. A radius of 3,894.72 feet, an arc length of 183.89 feet, said curve being subtended by a chord bearing South 75°08'05" East 183.87 feet to a point, thence leaving said Baltimore National Pike and continuing,
2. South 15°40'06" West 107.00 feet to a point, thence,
3. North 74°19'54" West 199.97 feet to a point to intersect the southeasterly side of Geipe Road (70 feet wide), thence along same,
4. North 15°40'06" East 92.42 feet to a point for the beginning of a site flare or fillet, thence along same,
5. North 68°59'40" East 20.09 feet to the point of beginning.

CONTAINING 20,889 square feet or 0.4795 acre of land, more or less, as recorded in a deed to Gulf Oil Corporation in Liber O.T.G. No. 4504, folio 273, etc.

Mark A. Riddle  
STV GROUP  
Mark A. Riddle  
MD Professional Land Surveyor No. 10899



April 30, 1993

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 93-425-A

Towson, Maryland

District: 1st Date of Posting: 6/13/93

Posted for: Exxon Company, U.S.A.

Petitioner: Exxon Company, U.S.A.

Location of property: 6323 Baltimore National Pike - SE Corner

Location of Sign: Exxon Company, U.S.A.

Remarks: See Exhibit A

Posted by: Mark A. Riddle Date of return: 6/14/93

Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/17, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/17, 1993

THE JEFFERSONIAN,

S. Zeke Orlean  
Publisher



6/1/93

93-425-A  
COMMERCIAL VAR ALING CODE 020 250.00  
1 SIGN POSTAL CODE 080 35.00  
285.00

OWNERS:  
GEIPE RD ASSOCIATES  
LOC: 6323 BALTO NATUL PIKE

RECEIVED  
BALTIMORE COUNTY  
ZONING DEPARTMENT  
JUN 03 1993

Cashier Validation

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 433

Petitioner: EXXON COMPANY, USA

Location: 6323 BALTIMORE NATIONAL PIKE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: STU GROUP

ADDRESS: 21 CALVERT STREET

BALTIMORE, MD 21204

PHONE NUMBER: 944-9112

AJ:ggg

(Revised 04/09/93)

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JUNE 11, 1993

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-425-A (Item 433)  
6323 Baltimore National Pike  
SEC Baltimore National Pike and Geipe Road  
1st Election District - 1st Councilmanic  
Legal Owner(s): Geipe Road Associates  
Contract Purchaser(s): Exxon Company, U.S.A. - Division of Exxon Corporation  
HEARING: FRIDAY, JULY 2, 1993 at 2:00 p.m. in Rm. 106, County Office Building..

Variance to permit 653 square feet of business sign area in lieu of the permitted 100 square feet; and to permit 11 free-standing business signs in lieu of the permitted 3 for the site.

ARNOLD JABLON  
Director

cc: Geipe Road Associates  
Exxon Company, U.S.A.  
Jeffrey H. Scherr, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 21, 1993

Jeffrey H. Scherr, Esquire  
Kraus and Graham, P.A.  
One South Street, STE 2600  
Baltimore, MD 21202

RE: Case No. 93-425-A, Item No. 433  
Petitioner: Geipe Road Associates, et al  
Petition for Variance

Dear Mr. Scherr:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on June 1, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Zoning Plans Advisory Committee Comments

Date: June 21, 1993  
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.  
W. Carl Richards, Jr.  
Zoning Coordinator

WCR:hek

Enclosures



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

6-17-93

Re: Baltimore County  
Item No.: +433 (JLL)

Ms. Helene Kehring  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is \_\_\_\_\_

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-9451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: June 16, 1993

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 433, 434, 436 and 437.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey H. Long

Division Chief: Campbell

PK/JL:lw

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee

DATE: June 16, 1993

FROM: Jerry L. Pfeiffer, Captain  
Fire Department

SUBJECT: June 24, 1993 Meeting

#433 - No comments  
#434 - No comments  
#435 - No comments  
#436 - No comments  
#437 - No comments  
#438 - Building shall be built in compliance with the 1991 Life Safety Code and the Baltimore County Fire Prevention Code.  
#439 - Building shall comply with the applicable sections of the 1991 Life Safety Code and the Baltimore County Fire Prevention Code.  
#440 - No comments

JUN 17 1993

ZADM



TO: Berchie L. Manley  
Councilwoman, 1st District

DATE: July 15, 1993

FROM: Timothy M. Kotroco  
Deputy Zoning Commissioner

SUBJECT: Petition for Variance  
6323 Baltimore National Pike  
Case No. 93-425-A

Thank you for your inter-office correspondence dated July 14, 1993 regarding the above-captioned matter. In response to the concerns raised in your letter, the following comments are offered.

This case involved the conversion of an existing Chevron gasoline service station to an Exxon service station. The requested variance was necessitated by the fact that Exxon must replace existing Chevron signage with Exxon signage and the total square footage requested exceeded that permitted by the zoning regulations. Furthermore, as noted in the opinion, a copy of which is attached hereto for your reference, the proposed signage only exceeded that which already exists by 120 sq.ft. There were no Protestants at the hearing and there were no objections submitted by any agency. The Board of Zoning Adjustment's possession of their letter varied to rendering my decision in this matter. Based on the testimony and evidence presented at the hearing, the Petitioner's request was granted.

If you have any questions on the subject or wish to discuss this matter further, please feel free to contact me.

cc: ~~File~~ (Case 93-425-A)

TO: Tim Kotroco  
Zoning Commissioner

FROM: Berchie L. Manley *BLM*  
Councilwoman, First District

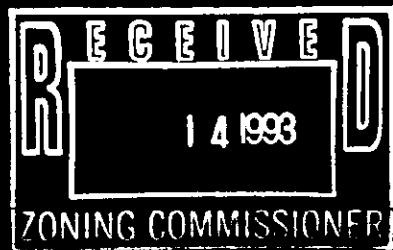
SUBJ: Case #83-425-A (Item 433) - 6323 Baltimore National Pike

DATE: July 14, 1993

Will you please advise me of the results of the hearing on the above referenced case, held July 2, 1993.

This area of Route 40W is experiencing a proliferation of signs which are creating an unattractive and confusing visual impact. I feel it is very important to enforce the sign regulations and keep variances to an absolute minimum.

**BLM: clh**  
**KOTROCO/BLM93**



RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
SE Corner Baltimore National  
Pike & Geispe Rd. (6323 Baltimore: OF BALTIMORE COUNTY  
National Pike), 1st Election  
Dist., 1st Councilmanic Dist. : Case No. 93-425-A  
GEISPE ROAD ASSOCIATES, Owner  
EXXON COMPANY, U.S.A., Contract  
Purchaser :

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
Peter Max Zimmerman  
People's Counsel for Baltimore County

Carole S. Demilio  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-2188

I HEREBY CERTIFY that on this 22nd day of June, 1993,  
a copy of the foregoing Entry of Appearance was mailed to Jeffrey H. Scherr,  
Esquire, Kramon & Graham, P.A., One South St., Suite 2600, Baltimore, MD  
21202, Attorney for Petitioner.

*Peter Max*  
Peter Max Zimmerman

[illegible]

BUSINESS REGULATION § 10-315

**§ 10-313. Contractual relationship between supplier and retail dealer.**

Each contractual relationship between a supplier and retail service station dealer shall conform to the Maryland Gasohol and Gasoline Products Marketing Act and the federal Petroleum Marketing Practices Act. (An. Code 1957, art. 56, § 157F; 1992, ch. 4, § 2.)

REVISOR'S NOTE

This section is new language derived without substantive change from former Art. 56, § 157(a)(2).

The defined term "retail service station dealer" is substituted for the former word "dealers" to clarify that this section applies to retail service station dealers.

The former introductory phrase "[n]otwithstanding the above" is deleted as surplusage.

The Maryland Gasohol and Gasoline Products Marketing Act is Title 11, Subtitle 3 of the Commercial Law Article.

The federal Petroleum Marketing Practices Act is 15 U.S.C. §§ 2801-06, 2821-24, and 2824.

**Defined terms:**

"Gasoline"	§ 10-101
"Retail service station dealer"	§ 10-101

**§ 10-314. Supplier to meet specifications.**

Each supplier of motor fuel to a retail service station dealer shall ensure that the motor fuel meets specifications set by the Comptroller. (An. Code 1957, art. 56, § 157B; 1992, ch. 4, § 2.)

### REVISOR'S NOTE

This section is new language derived without substantive change from the fourth sentence of former Art. 56, § 157(B)(i).  
The former phrase "when such specifications are established" is deleted as surplusage.

**Defined terms:**  
"Comptroller" § 1-101  
"Motor fuel" § 10-101  
"Retail service station dealer" § 10-101

**§ 10-315. Advertising signs.**

(a) *Required*. — A person who sells motor fuel at retail shall display signs in accordance with this section.

(b) *Dispensing equipment signs*. — (1) All dispensing equipment for motor fuel shall be marked conspicuously to show in numerals of equal size the price per gallon of the motor fuel.

(2) If numerals that show a fractional cent are used, the combined height and width of the numerator and denominator shall equal the height and width of the other numerals used.

(c) *Size of price and tax listings*. — (1) A sign or other means on the premises and approaches to a retail outlet that advertises the retail price of motor fuel:

(ii) shall list the total of the price and all taxes by numerals of uniform size.

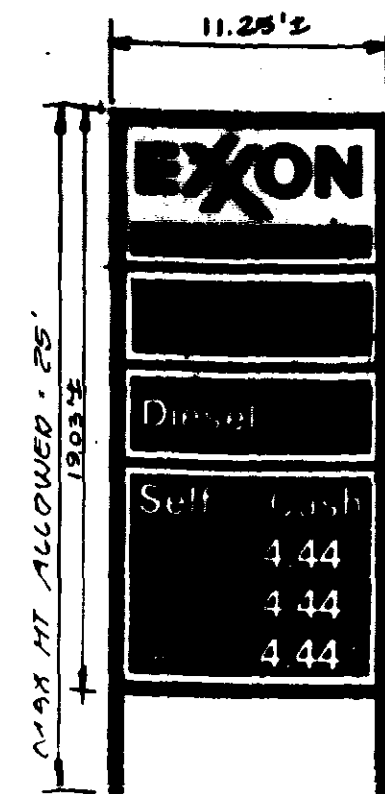
331 PETITIONER'S  
EXHIBIT NO. 6

**OPEN  
24  
HOURS**



# General Notes:

- THIS PLAN SHOWS REPLACEMENT OF SIGN PANELS ONLY. EXISTING SIGN AREAS WILL REMAIN THE SAME UNLESS OTHERWISE NOTED.
- THIS PLAN IS NOT A SURVEY AND NO SURVEY OR CERTIFICATION IS EXPRESSED OR IMPLIED.
- BEARING, DISTANCES, AND AREAS AS SHOWN HEREON ARE BASED ON A SURVEY PREPARED FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK, AKRON, OHIO BY OCTOBER 1993, DATED OCTOBER 29, 1993.
- LOCATION OF STRUCTURES AND UTILITIES SHOWN HEREON HAVE BEEN FIELD LOCATED WHERE POSSIBLE AND ARE UNCERTAIN. THE SAID STRUCTURES AND UTILITIES SHOWN ARE BASED ON AN ESTIMATE OF POSSIBLE LOCATION. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED AND MISS A UTILITY AT 1-800-257-7777.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH EXXON SPECIFICATIONS AND STANDARDS AND IN ACCORDANCE WITH THE REGULATIONS AND CODE OF BALTIMORE COUNTY.
- EXISTING ELECTRICAL CONDUITS TO REMAIN.
- ALL PROPOSED SIGNS SHALL BE INSTALLED PER EXXON'S FIELD ENGINEER.

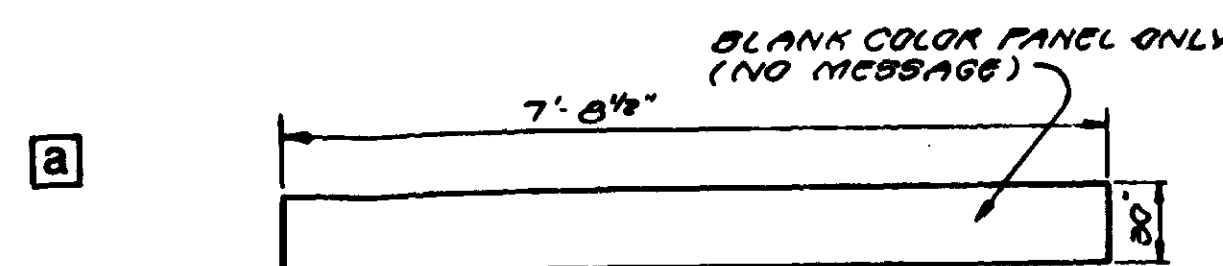


TOTAL NO OF SIGNS: 1

SYSTEM TO  
AREA OF ONE SIDE: 214.0 S.F.  
AREA OF TWO SIDES: 428.0 S.F.  
(ILLUMINATED)

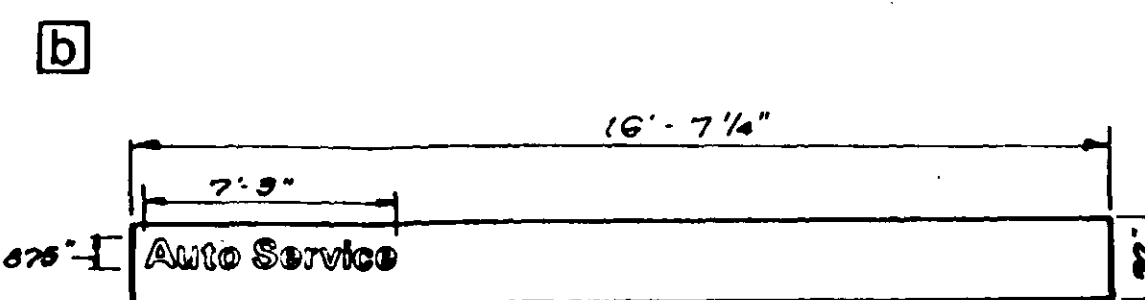
CONTRACTOR TO INSTALL NEW POLE/SIGN  
AND NEW FOUNDATION. SEE FOUNDATION  
DETAILS ON SHEET 2 OF 2.

## 1 Freestanding I.D. Sign Not to Scale



BUILDING WALL MOUNTED SIGN

TOTAL NO OF SIGNS: 1

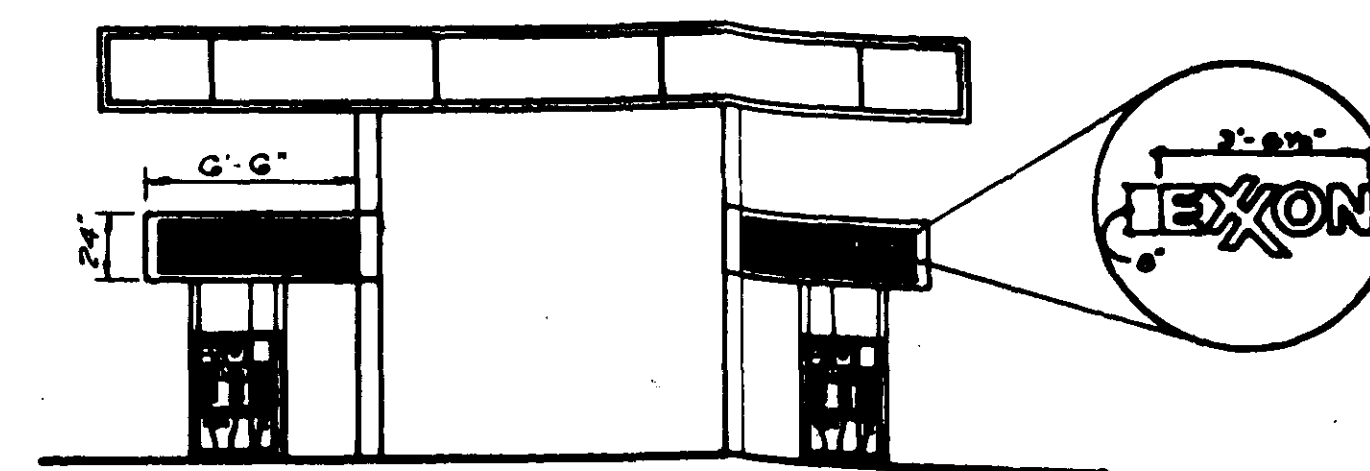


BUILDING WALL MOUNTED SIGN

TOTAL NO OF SIGNS: 1

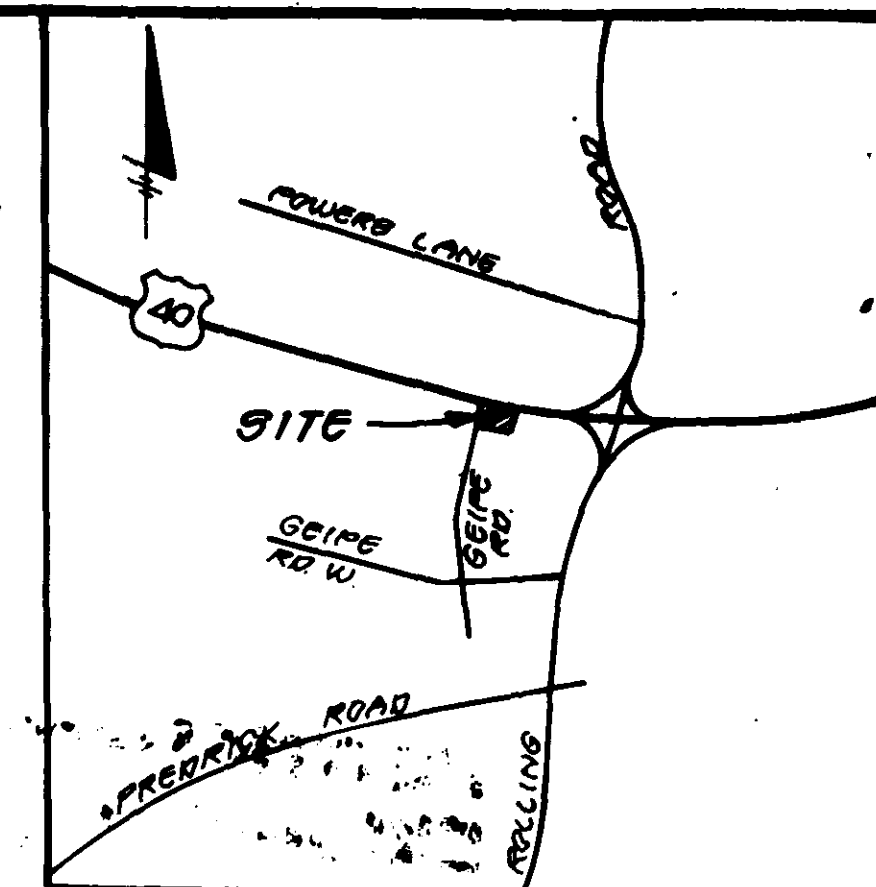
TOTAL SIGN AREA ALLOWED: LENGTH OF BLDG. WALL X 4  
= 64' X 4  
= 256 S.F.  
TOTAL SIGN AREA PROPOSED: 41.5 S.F.

## 2 Building Signs Not to Scale



FREESTANDING SIGN

TOTAL NO OF SIGNS WITH MESSAGE: 4 (BOTH SIDES)  
AREA OF EACH: 26 S.F. (TOTAL BOTH SIDES)  
TOTAL AREA: 104 S.F.

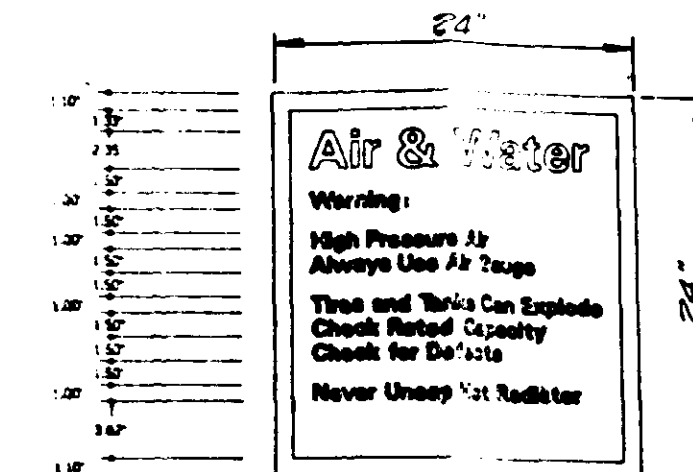


VICINITY MAP  
SCALE: 1"=100'

93-425-A

## Site Notes:

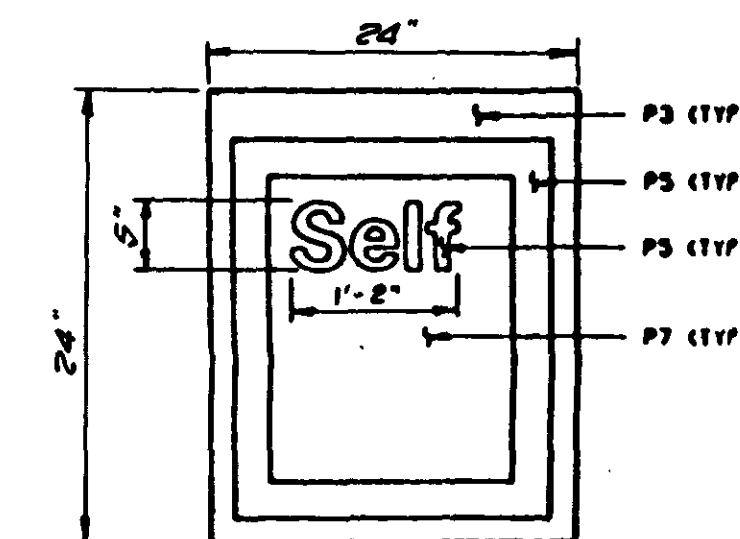
## 3 Cantilever Pump Island Spreader Not to Scale



TOTAL NO OF SIGNS: 1  
AREA OF EACH: 4 S.F.  
TOTAL AREA: 4 S.F.

NOTE: THIS SIGN SHALL BE MOUNTED  
ON BUILDING WALL.

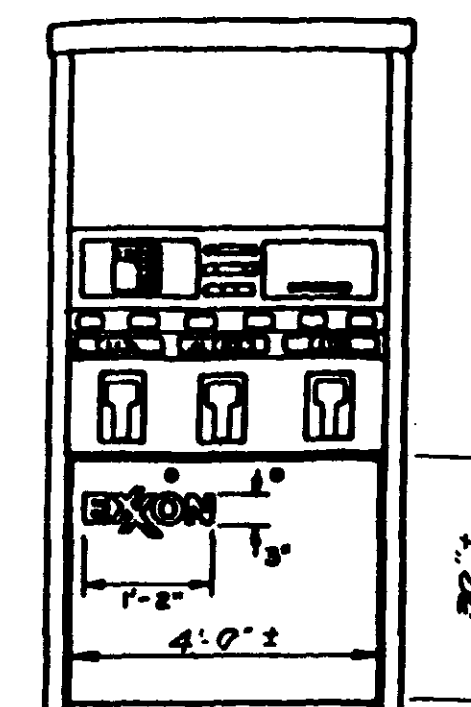
## 4 Air/Water Warning Sign Not to Scale



TOTAL NO OF SIGNS: 4  
AREA OF EACH: 4 S.F.  
TOTAL AREA: 16 S.F.

P3 = BLACK  
P4 = EXXON WHITE  
P5 = EXXON RED  
P6 = EXXON BLUE

## 5 Spreader Bar End Not to Scale



PETITIONER'S  
EXHIBIT NO. 1  
FREESTANDING SIGN

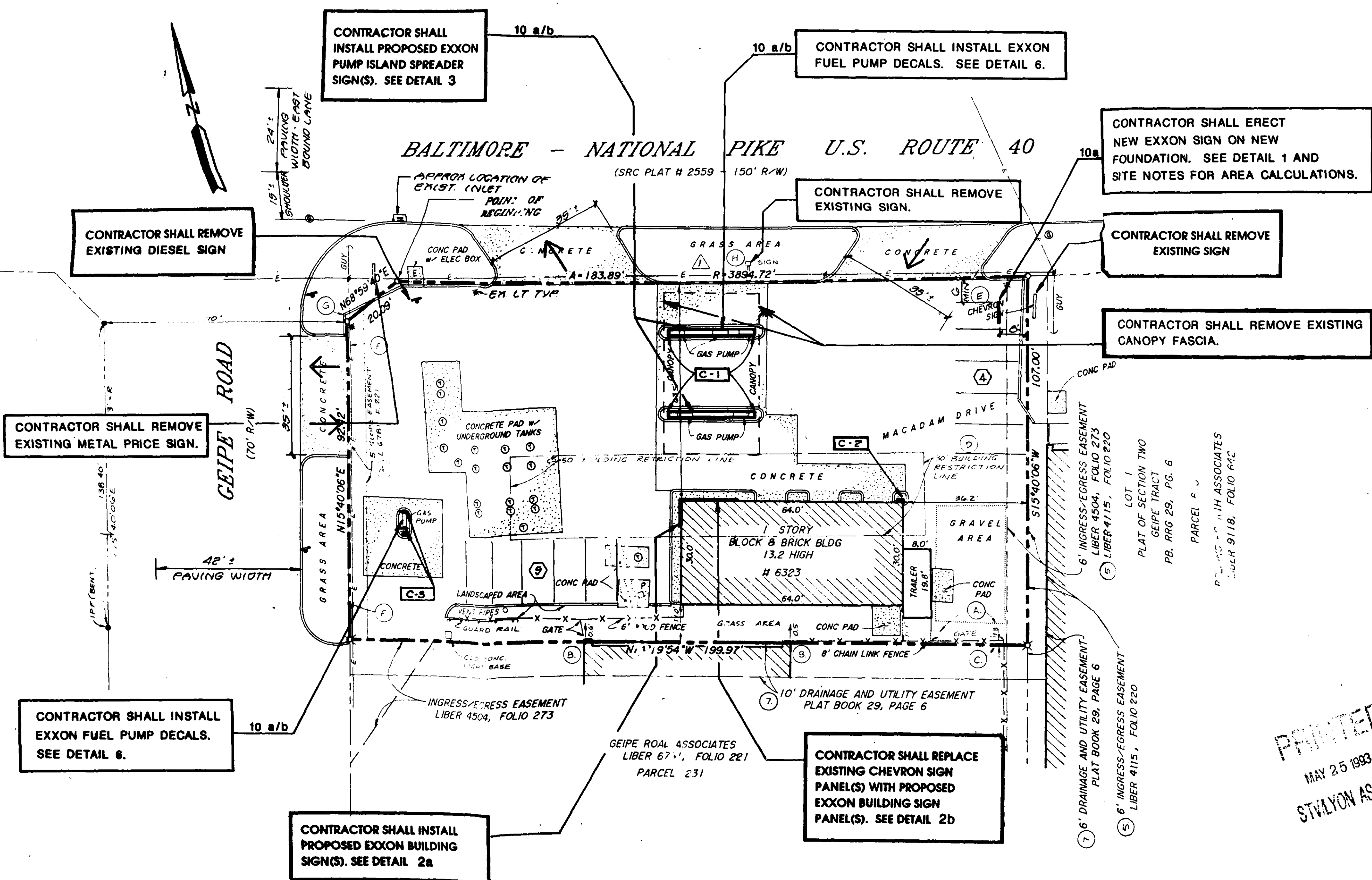
TOTAL NO OF SIGNS: 2 (BOTH SIDES)  
AREA OF EACH: 20 S.F. (TOTAL BOTH SIDES)  
TOTAL AREA: 40 S.F.

## 6 Fuel Pump Decal Not to Scale



- OWNER: GEIPE ROAD ASSOCIATES  
7501 YORK ROAD  
BALTIMORE, MARYLAND 21204
- APPLICANT/SEE: EXXON COMPANY, USA  
6301 IVY LANE, SUITE 700  
GREENBELT, MARYLAND 21770
- ENGINEER: STV GROUP  
21 GOVERNOR'S COURT  
BALTIMORE, MARYLAND 21244
- ELECTION DISTRICT: COUNTY COUNCIL DISTRICT 1
- DEED REFERENCE: 8781-221  
PLAT BOOK 28, PAGE 10
- TAX ACCOUNT NO: 19-00-014160
- SITE AREA: 20,889 S.F. ± OR 0.4796 AC. ± (NET)  
30,028 S.F. ± OR 0.689 AC. ± (GROSS)  
(GROSS INCL. 30' OF RITE 40 AND GEIPE ROAD)
- ZONE: BR-CC-C (BUSINESS, ROADSIDE COMMUNITY CORE)  
ZONING MAP SW 6-2
- EXISTING USE: SERVICE STATION WITH AUTO SERVICE
- PROPOSED USE: SAME
- ALL EXISTING CONDITIONS TO REMAIN UNLESS OTHERWISE NOTED
- ZONING HISTORY:
  - 66-88 XA: VARIANCES GRANTED OCTOBER 6, 1965 THAT A SPECIAL EXCEPT ON FOR A FILLING STATION AND A REAR YARD SETBACK OF 15' FROM THE RIGHT-OF-WAY LINE IN LIEU OF THE REQUIRED 30' AND A SIDE YARD SETBACK OF 0' INSTEAD OF THE REQUIRED 30' AND A FRONT YARD SETBACK OF 12 FEET IN LIEU OF THE REQUIRED 15 FEET FOR THE PUMP ISLAND WITH THE FOLLOWING RESTRICTIONS:
    - PARKING SPACES SHALL NOT BE LOCATED CLOSER THAN 8 FEET TO A STREET PROPERTY LINE.
    - COMPLIANCE WITH SECTIONS 405 AND 405A OF THE BALTIMORE COUNTY ZONING REGULATIONS.
    - A REVISED SITE PLAN, INCORPORATING THE RESTRICTIONS SET FORTH ABOVE, SHALL BE SUBMITTED FOR APPROVAL BY THE MARYLAND DEPARTMENT OF TRANSPORTATION, THE DEPARTMENT OF PUBLIC WORKS, AND THE OFFICE OF PLANNING AND ZONING.
  - 63-280-A: VARIANCES GRANTED FEBRUARY 22, 1983 TO PERMIT A FRONT SETBACK OF 15' FROM THE RIGHT-OF-WAY LINE IN LIEU OF THE REQUIRED 30' FOR THE EXPRESSED PURPOSE OF ERECTING AND MAINTAINING A CANOPY AND A FRONT YARD SETBACK OF 12 FEET IN LIEU OF THE REQUIRED 15 FEET FOR THE PUMP ISLAND WITH THE FOLLOWING RESTRICTIONS:
    - PARKING SPACES SHALL NOT BE LOCATED CLOSER THAN 8 FEET TO A STREET PROPERTY LINE.
    - COMPLIANCE WITH SECTIONS 405 AND 405A OF THE BALTIMORE COUNTY ZONING REGULATIONS.
    - A REVISED SITE PLAN, INCORPORATING THE RESTRICTIONS SET FORTH ABOVE, SHALL BE SUBMITTED FOR APPROVAL BY THE MARYLAND DEPARTMENT OF TRANSPORTATION, THE DEPARTMENT OF PUBLIC WORKS, AND THE OFFICE OF PLANNING AND ZONING.
- REQUESTED VARIANCES: VARIANCES ARE REQUESTED FROM SECTION 413.2 F. (B27) TO PERMIT THE FOLLOWING:
  - 633 S.F. BUSINESS SIGN AREA IN LIEU OF THE PERMITTED 100 S.F.
  - (1) FREE-STANDING BUSINESS SIGNS FOR THE SITE IN LIEU OF THE PERMITTED 3 SIGNS
- SIGNAGE CALCULATIONS:
 

EXISTING SIGNAGE	
1) FREE-STANDING I.D. SIGN:	400.0 S.F. (1 - BOTH SIDES)
2) CHEVRON CANOPY FASCIA:	15.8 S.F. (2 - SINGLE SIDES)
3) PUMP DECALS:	10.0 S.F. (5 - BOTH SIDES)
TOTAL EXIST. BUSINESS SIGNS: 425.8 S.F.	
PROPOSED SIGNAGE	
1) FREE-STANDING I.D. SIGN:	428.0 S.F. (1 - BOTH SIDES)
2) PUMP ISLAND SPREADER:	104.00 S.F. (4 - BOTH SIDES)
3) PUMP DECALS:	120.00 S.F. (12 - BOTH SIDES)
TOTAL PROP. BUSINESS SIGNS: 652.00 S.F.	
- CONTRACTOR SHALL REMOVE ALL CHEVRON CANOPY FASCIA, BUILDING COLOR PANELS, FREE-STANDING SIGNS, AND PUMP DECALS.
- THE FOLLOWING SIGNS DO NOT REQUIRE SIGN PERMITS:
  - C-1: CONTRACTOR SHALL INSTALL EXXON SPREADER BAR END SIGN PANELS. SEE DETAIL 6.
  - C-2: CONTRACTOR SHALL INSTALL AIR/WATER WARNING SIGN. SEE DETAIL 4.
  - C-3: CONTRACTOR SHALL INSTALL FUEL PUMP DECALS. SEE DETAIL 7.
- PARKING REQUIRED: 3 BAYS @ 3 SPACES = 9 SPACES  
PARKING PROVIDED = 9 SPACES



PRINTED  
MAY 25 1993  
STVLON ASSOC.

**STV GROUP, INC.**  
Engineers Surveyors Planners  
21 Governor's Court Baltimore, Maryland 21207  
Telephone: 410-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION

**EXXON COMPANY, USA**  
6301 IVY LANE  
SUITE 700  
GREENBELT, MARYLAND 21770

PLAN PREPARATION	
DRAWN BY: TLK	DATE: April 1993
DESIGNED BY: KHM	SCALE: 1"=20'
CHECKED BY:	

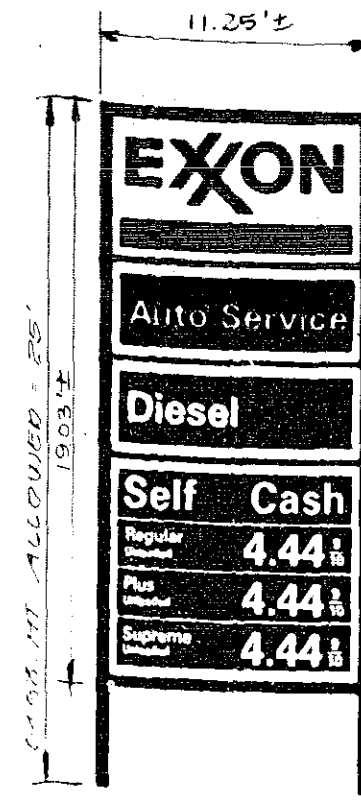
**SIGN REPLACEMENT PLAN & DETAILS  
PLAN TO ACCOMPANY ZONING PETITION**  
6323 BALTIMORE NATIONAL PIKE  
BALTIMORE COUNTY, MARYLAND  
EXXON NUMBER: 2-7411

**DRAWING NO.**  
9022-05  
**SHEET NO.**  
1 of 2



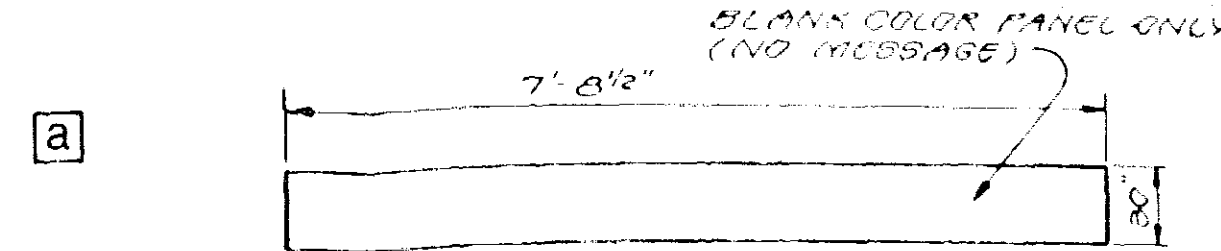
# General Notes:

- THIS PLAN SHOWS REPLACEMENT OF SIGN PANELS ONLY. EXISTING SIGN AREAS WILL REMAIN THE SAME UNLESS OTHERWISE NOTED.
- THIS PLAN IS NOT A SURVEY AND NO SURVEY OR CERTIFICATION IS EXPRESSED OR IMPLIED.
- BEARINGS, DISTANCES, AND AREAS AS SHOWN HEREON ARE BASED ON A SURVEY PREPARED FOR ROCK & CLARK NATIONAL SIGNWORKS NETWORK, ROCK & CLARK, CHESBERRY AND DAVID, DATED DECEMBER 20, 1998.
- LOCATION OF STRUCTURES AND UTILITIES SHOWN HEREON HAVE BEEN FIELD LOCATED WHERE POSSIBLE AND ARE TO BE MAINTAINED. THE SAID STRUCTURES AND UTILITIES SHOWN ARE BASED ON AN ESTIMATE OF POSSIBLE LOCATION. THE CONTRACTOR MUST VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND MAINTAIN THEM AT ALL TIMES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH EXON SPECIFICATIONS AND STANDARDS AND IN ACCORDANCE WITH THE REGULATIONS AND CODE OF BALTIMORE COUNTY.
- EXISTING ELECTRICAL CONDUITS TO REMAIN.
- ALL PROPOSED SIGNS SHALL BE INSTALLED BY EXON FIELD ENGINEER.

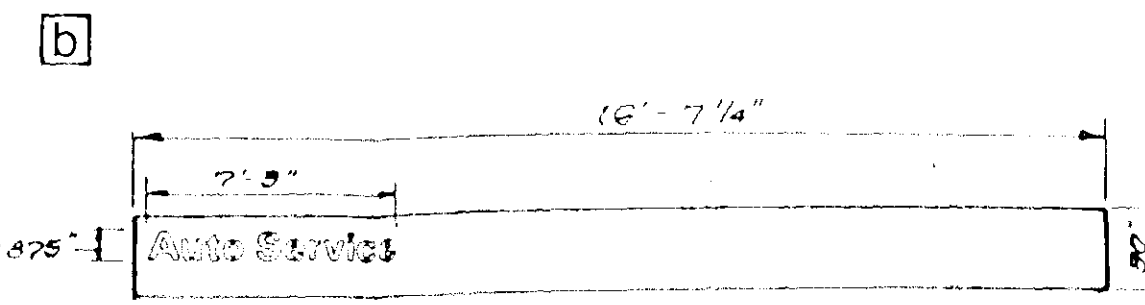


TOTAL NO. OF SIGNS: 1  
SYSTEM 70  
AREA OF ONE SIDE: 214.10 S.F.  
AREA OF TWO SIDES: 428.2 S.F.  
(ILLUMINATED)

CONTRACTOR TO INSTALL NEW POLE/SIGN AND NEW FOUNDATION. SEE FOUNDATION DETAILS ON SHEET 2 OF 2.

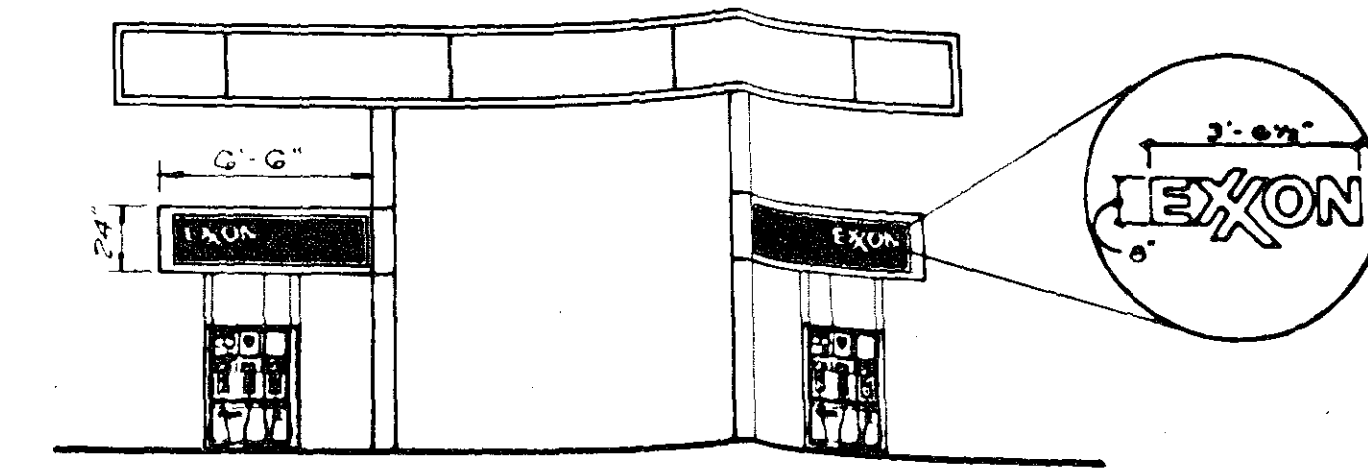


BUILDING WALL MOUNTED SIGN  
TOTAL NO. OF SIGNS: 1

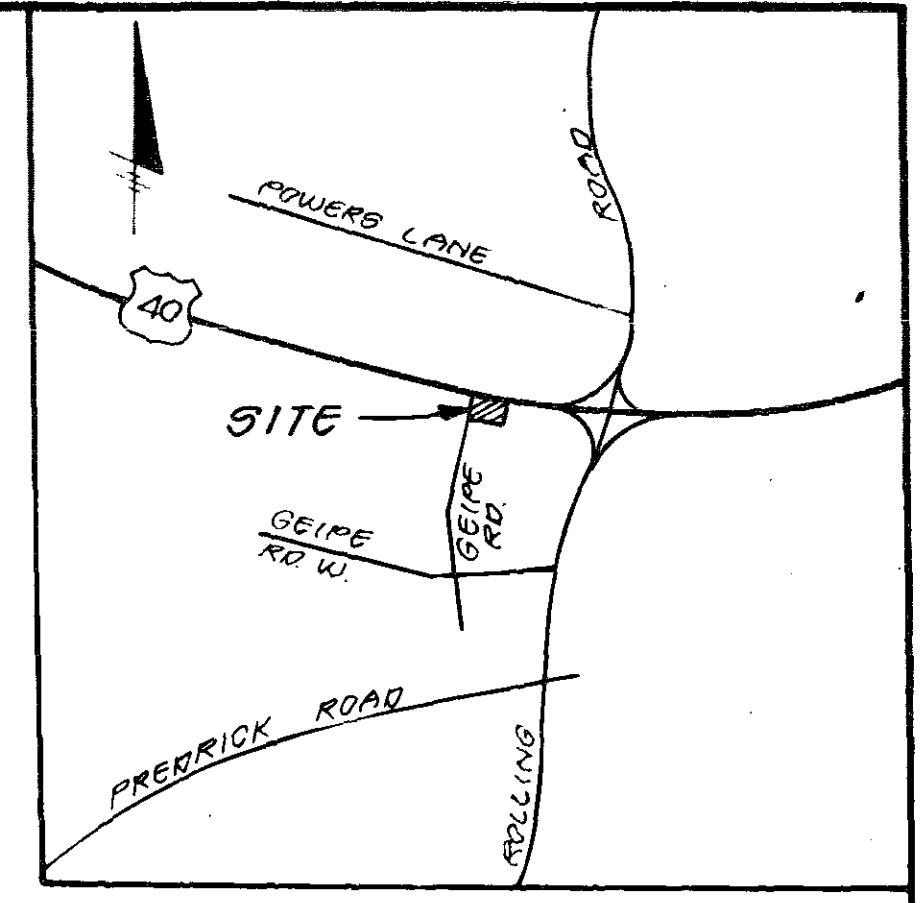


BUILDING WALL MOUNTED SIGN

TOTAL NO. OF SIGNS: 1  
TOTAL SIGN AREA ALLOWED: LENGTH OF BLDG. WALL X 4' = 64' X 4' = 256 S.F.  
TOTAL SIGN AREA PROPOSED: 41.5 S.F.



FREESTANDING SIGN  
TOTAL NO. OF SIGNS WITH MESSAGE: 4 (BOTH SIDES)  
AREA OF EACH: 26 S.F. (TOTAL BOTH SIDES)  
TOTAL AREA: 104 S.F.

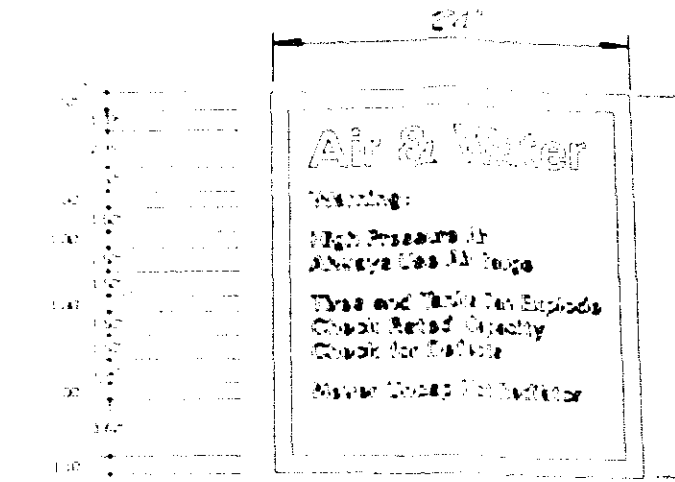


VICINITY MAP  
SCALE: 1"=100'

## 1 Freestanding I.D. Sign Not to Scale

## 2 Building Signs Not to Scale

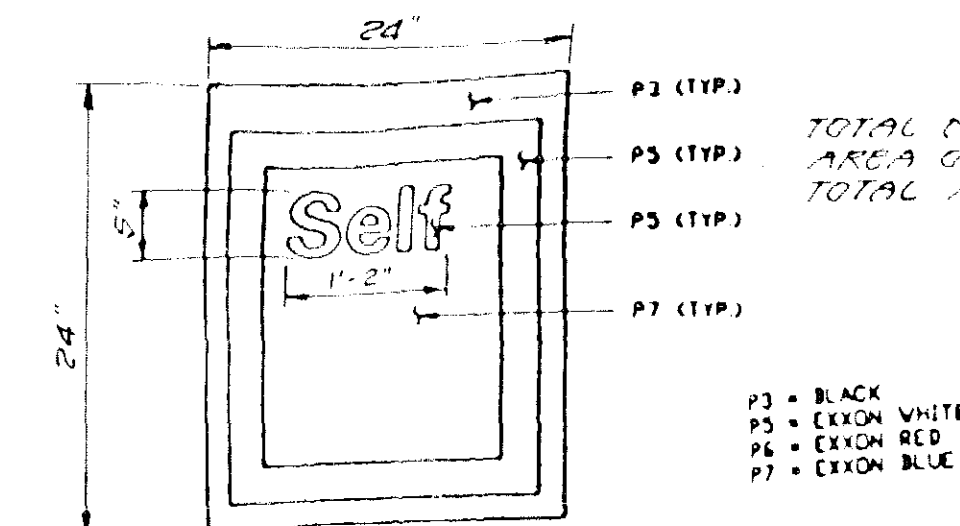
## 3 Cantilever Pump Island Spreader Not to Scale



TOTAL NO. OF SIGNS: 1  
AREA OF EACH: 48 S.F.  
TOTAL AREA: 48 S.F.

NOTE: THIS SIGN SHALL BE MOUNTED ON BUILDING WALL.

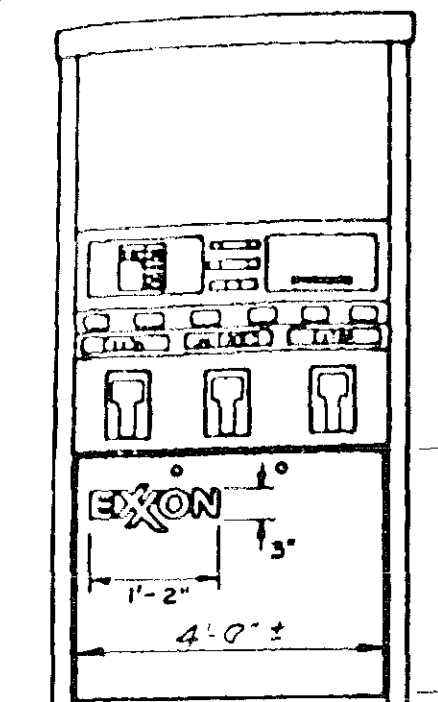
## 4 Air/Water Warning Sign Not to Scale



TOTAL NO. OF SIGNS: 4  
AREA OF EACH: 48 S.F.  
TOTAL AREA: 192 S.F.

P3: BLACK  
P4: EXON WHITE  
P5: EXON RED  
P6: EXON BLUE

## 5 Spreader Bar End Not to Scale



FREESTANDING SIGN  
TOTAL NO. OF SIGNS: 6 (BOTH SIDES)  
AREA OF EACH: 20 S.F. (TOTAL BOTH SIDES)  
TOTAL AREA: 120 S.F.

## 6 Fuel Pump Decal Not to Scale

## PETITIONER'S EXHIBIT NO. 7

3 BAYS @ 3 SP/BAY = 9 SPACES  
PARKING PROVIDED: 9 SPACES

## Site Notes:

- OWNER: GEIPE ROAD ASSOCIATES, 7301 IVY ROAD, BALTIMORE, MARYLAND 21204
- ARCHITECT/ENGINEER: EXON COMPANY, USA, 6323 BALTIMORE NATIONAL PIKE, BALTIMORE, MARYLAND 21207
- ENGINEER: STV GROUP, 21 GOVERNOR'S COURT, BALTIMORE, MARYLAND 21204
- ELECTION DISTRICT: 1
- COUNTY COUNCIL DISTRICT: 1
- DATED REFERENCE: 6/21/99
- TAX ACCOUNT NO.: 19-00-01410
- SITE AREA: 10,893 S.F. (24' X 451' 10" APPROX.)
- ZONE: BR-1 (COMMERCIAL, BUSINESS, INDUSTRIAL, OFFICE, PROFESSIONAL, SERVICE, RETAIL)
- EXISTING USE: SERVICE STATION WITH AUTO SERVICE
- ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
- UTILITIES: WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE, FIBER OPTIC, RAILROAD, HIGHWAY, AIRPORT, MARINA, etc.
- VARIOUS GRANTS: 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 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